

**ROSEVILLE PLANNING COMMISSION  
REGULAR MEETING**

CITY COUNCIL CHAMBERS  
29777 GRATIOT AVENUE  
ROSEVILLE, MI 48066  
(586) 445-5443

**MONDAY, MAY 21, 2012**  
7:00 P.M.

ROLL CALL

PRESENT:	Chairperson	Otto Wilhelm
	Vice-Chairperson	Geraldine White
	Commissioners	John Surhigh Kurmell Knox Robert Neibel Nancy Sunderman-Elert Steven Wietecha
ABSENT:	Commissioners	Joseph Montgomery Eric Robinson
OTHERS PRESENT:		Ben Tallerico, Planning Consultant

Chairperson Otto Wilhelm called the meeting to order at 7:00 p.m.

**A. ROLL CALL**

Secretary John Surhigh conducted Roll Call.

COMMISSIONER NANCY SUNDERMAN-ELERT moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to excuse Commissioners Kurmmell Knox, Joseph Montgomery and Eric Robinson.

**MOTION CARRIED UNANIMOUSLY**

**B. PLEDGE OF ALLEGIANCE**

Chairperson Otto Wilhelm led the Commission in the Pledge of Allegiance.

**C. PUBLIC TO BE HEARD**

No one from the public wished to be heard.

**D. APPROVAL OF MINUTES**

*\*Commissioner Kurmmell Knox arrived at 7:05 p.m.*

1. **Special Meeting Minutes of April 2, 2012.**

VICE-CHAIRPERSON GERALDINE WHITE moved, COMMISSIONER ROBERT NEIBEL seconded to approve Special Meeting Minutes of April 2, 2012.

**MOTION CARRIED**

Commissioners Nancy Sunderman-Elert and Steven Wietecha abstained.

2. **Study Session Minutes of April 2, 2012.**

VICE-CHAIRPERSON GERALDINE WHITE moved, COMMISSIONER ROBERT NEIBEL seconded to approve Study Session Minutes of April 2, 2012.

**MOTION CARRIED UNANIMOUSLY**

3. **Regular Meeting Minutes of April 16, 2012.**

COMMISSIONER KURMMELL KNOX moved, COMMISSIONER ROBERT NEIBEL seconded to approve Regular Meeting Minutes of April 16, 2012.

**MOTION CARRIED UNANIMOUSLY**

**E. CORRESPONDENCE**

Secretary John Surhigh had no correspondence.

**F. BILLS TO BE PAID**

**Beckett & Raeder Invoice #14342.**

- |   |                 |
|---|-----------------|
| 1. Professional Service Fees and Expenses for the month of February | \$600.00        |
| 2. Revised King Koil site plan                                      | <u>\$270.00</u> |
| Total:  | \$870.00        |

COMMISSIONER KURMMELL KNOX moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to approve Invoice #14342 from Beckett & Raeder.

**MOTION CARRIED UNANIMOUSLY**

**Beckett & Raeder Invoice #14390.**

- |  |                 |
|--|-----------------|
| 1. Professional Service Fees and Expenses for the month of March | \$600.00        |
| 2. Revised King Koil Site Plan                                   | \$270.00        |
| 3. Utica Site Plan   | \$405.00        |
| 4. Dispensaries removal  | \$180.00        |
| 5. Utica Special Use –revised                                    | \$270.00        |
| 6. Town Center Overlay Language                                  | <u>\$540.00</u> |
| Total:   | \$2,265.00      |

COMMISSIONER NANCY SUNDERMAN-ELERT moved, COMMISSIONER KURMMELL KNOX seconded to approve Invoice #14390 from Beckett & Raeder.

**MOTION CARRIED UNANIMOUSLY**

**Beckett & Raeder Invoice #14449.**

- |  |                 |
|--|-----------------|
| 1. Professional Service Fees and Expenses for the month of April | \$600.00        |
| 2. Further revised Utica Car Lot                                 | \$135.00        |
| 3. 26141 Gratiot   | \$450.00        |
| 4. Town Center Language  | <u>\$180.00</u> |
| Total:   | \$1,365.00      |

VICE-CHAIRPERSON GERALDINE WHITE moved, COMMISSIONER NANCY SUNDERMAN-ELERT seconded to approve Invoice #14449 from Beckett & Raeder.

**MOTION CARRIED UNANIMOUSLY**

**Michigan Association of Planning Invoice #00994.**

Annual Membership Dues for Chairperson Otto Wilhelm, Vice-Chairperson Geraldine White, Commissioners Kurmmell Knox, Joseph Montgomery, Robert Neibel, Eric Robinson, Nancy Sunderman-Elert, John Surhigh and Steven Wietecha.

- |   |          |
|---|----------|
| 1. Michigan Chapter (MAP) Individual Membership (9 x \$60.00) | \$540.00 |
|---|----------|

COMMISSIONER KURMMELL KNOX moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to approve Invoice #00994 from Michigan Association of Planning.

**MOTION CARRIED UNANIMOUSLY**

**G. PUBLIC TO BE HEARD-AGENDA ITEMS ONLY-NOT TO INCLUDE PUBLIC HEARING ITEMS**

No one from the public wished to be heard.

**H. PUBLIC HEARINGS**

There is no Public Hearing.

**I. COMMITTEE REPORTS**

There were no committee reports.

**J. OLD BUSINESS**

- 1. SITE PLAN REVIEW – Used car sales lot to be located at Vacant Gratiot [formerly 26141 Gratiot] (Parcel #14-20-154-015) - West Side of Gratiot Avenue south of Mayfield; Ronald Burns, Developer & Owner; Matthew Ray, Fenn & Associates, Site Plan Designers.**

Planning Consultant Ben Tallerico advised the Commissioners that Building Director Glenn Sexton received seven site plans and informed the applicant about the insufficient number of plans.

COMMISSIONER KURMMELL KNOX moved, VICE-CHAIRPERSON GERALDINE WHITE seconded to table this item to Old Business at the Regular Meeting on June 18<sup>th</sup>.

**MOTION CARRIED UNANIMOUSLY**

**K. NEW BUSINESS**

- 1. Town Center Overlay District Regions.**

Planning Consultant Ben Tallerico discussed signage with Building Director Glenn Sexton and distributed information to the Commissioners.

- 2. Medical Marihuana Ordinance Changes.**

Planning Consultant Ben Tallerico reported he is waiting to hear back from legal.

**L. REPORT OF PLANNING CONSULTANT, ADMINISTRATOR'S OR STAFF REPORT.**

Planning Consultant Ben Tallerico advised there will be a landscaping review for the proposed Tim Horton's on Groesbeck at the next meeting. Site plan is being reviewed internally by the Building Department.

**M. COMMISSION MEMBERS TO BE HEARD**

Commissioner Kurmmell Knox apologized for arriving late.

**N. ITEMS FOR NEXT AGENDA**

- 26141 Gratiot - Used car lot
- Landscaping review - Tim Horton's

**O. ADJOURNMENT**

VICE-CHAIRPERSON GERALDINE WHITE moved, COMMISSION ROBERT NEIBEL seconded that the agenda having been acted upon; the meeting is hereby adjourned at 7:22 p.m.

**MOTION CARRIED UNANIMOUSLY**

Respectfully Submitted,

Richard M. Steenland  
City Clerk